

BEAVER
ON THE LAKE

Features & Finishes



CUSTOM QUALITY CONSTRUCTION & EXTERIOR:

- 1.** Architecturally designed streetscapes and contemporary design elevations with complimenting exterior colour schemes, styles, and materials.
- 2.** Brick designs with brick detailing and Stucco exteriors, as per elevation, contemporary flat roof design and paintcolours.
- 3.** Durable, maintenance free, pre-finished aluminum soffits, fascia, eaves troughs and down pipes - all colour coordinated. Torch applied flat roofing system.
- 4.** Garage door(s) with decorative glass inserts, as per plan.
- 5.** Decorative exterior lights on front facade.
- 6.** Insulated front entrance door with grip set and deadbolt
- 7.** Front door to receive Low-E glass insert, as per plans.
- 8.** Contemporary vinyl Low-E casement windows throughout (excluding basement windows). All operating windows are to be screened.
- 9.** All basement windows to be vinyl sliders with Low-E glass. Corrugated galvanized steel window wells may be required as per grading conditions.
- 10.** All sliding patio doors to be vinyl with Low-E glass and screened.
- 11.** All doors and windows to be fully caulked.
- 12.** All exterior doors are complete with weather stripping.
- 13.** Finished driveway and walkway at front entry.
- 14.** All lookout lots to have decks with stairs to grade.

CONSTRUCTION HIGHLIGHTS:

1. 2' X 6' exterior wood construction with R22 insulation in walls, R60 insulation in attic
2. R 20 insulation in basement in accordance with the Ontario Building Code.
3. 5/8" tongue and groove sub-floor with joints to be sanded and fastened with screws and nails.
4. Poured concrete basement floors and foundation walls with heavy duty damp proofing to walls, drainage layer and weeping tiles where applicable.
5. Poured concrete front porch & garage floor.
6. Spray foam insulation to garage ceiling below any livable space above.

HEATING AND PLUMBING:

1. Hi-efficiency forced air furnace and hot water tank vented to the exterior (water tank is a rental unit).
2. Ductwork sized to allow for future central air conditioning.
3. Two exterior water taps are provided, one located in the attached garage and one located at the rear of the home, as per plan.
4. Two exterior waterproof electrical outlets, one located at the front and one located at the rear of the home.
5. All ductwork located in basement will be taped at seams.
6. Laundry tub and hot/cold water connections provided for future washing machine.
7. Stainless steel double ledge back kitchen sink with single lever faucet
8. Pressure balance control faucets in the bathroom tub enclosures and separate shower stalls.
9. Single lever faucets to bathrooms and powder room
10. All bathtubs to be acrylic, as per plan.
11. White plumbing fixtures installed in all bathrooms.
12. Designer selected chrome faucets for sinks and tubs
13. Rough-in plumbing provided for future dishwasher. (Cabinet not provided)
14. White porcelain sinks in all bathrooms, as per plan.
15. White pedestal sink in the powder room, as per plan.

ELECTRICAL

1. 200 AMP electrical services with circuit-breaker panel in accordance with the Ontario Hydro Requirements.
2. Heavy-duty wiring and receptacle for stove and dryer, both with vents to be vented to exterior.
3. Rough-in wiring provided for future dishwasher.
4. Bathrooms and Powder Room outlets are wired with a Ground fault indicator.
5. Smoke detectors on all floors, including basement (as per Ontario Building Code)
6. Carbon monoxide detector(s) installed as per Ontario Building Code.
7. Ceiling fixtures in all bedrooms, hallways, kitchen, breakfast area, main floor laundry, mud room, family room, great room, library, den as per plan.
8. Living rooms and formal rooms to receive a switched plug, and the dining room to receive a capped ceiling outlet.
9. White decora plugs and switches throughout finished areas.
10. Bathrooms to receive strip lighting centered over the bathroom vanities and pedestal sink in the powder room, as per plan.
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11. Master ensuite with separate shower stalls to come with overhead surface mounted waterproof light fixture, as per applicable model.
12. Rough-in cable T.V. outlets in family room or great room, and master bedrooms, as per plan.
13. Rough-in wiring for telephone provided in kitchen, family room or great room and master bedrooms, as per plan.
14. Electrical outlets in garage - one in ceiling for future garage door opener and one above floor.
15. Exhaust fans installed on separate switch to all finished bathrooms and vented to the exterior.
16. Electric fireplace at great room, as per plan.
17. Electric rough-in to garage for future electric vehicle.

INTERIOR DECORATIVE HIGHLIGHTS:

- 1.** 9' ceiling heights to second (main) floor, 8' ceilings height to ground and third floor excluding low headroom areas due to mechanical and/or dropped areas.
- 2.** Quality cabinetry with quartz counter tops in kitchen, and plastic laminate counter tops in bathrooms. Open area for future dishwasher, cabinet not provided.
- 3.** All interior walls are painted white with a quality latex paint and primed baseboards and trims.
- 4.** Ceramic wall tiles installed in tub enclosures up to but not including ceiling. Where tub and shower stalls are separate, tub enclosures are tiled to approximately 18" high above tub deck and shower stalls are fully tiled. White ceramic bathroom accessories included.
- 5.** Mirrors over all bathroom vanities and in powder room.
- 6.** Imported ceramic tile flooring in front foyer, kitchen & breakfast and all bathrooms, main floor laundry rooms and mud rooms, from Builder's standard samples as per plan
- 7.** 40 Oz Broadloom with quality under-pad to bedrooms and third floor hallway, excluding tiled areas, as per plans. (Carpet selections are subject to restrictions).
- 8.** Engineered hardwood flooring to ground and second (main) floor, excluding tiled areas as per plan.
- 9.** Primed white 4" baseboards throughout with 2 ¾" casing on all windows and doors, with primed 7' high interior doors. Brushed chrome finish hardware on all interior doors.
- 10.** Privacy locks in all bathroom doors.
- 11.** Oak staircase, stringers, handrails and pickets in stained finish to main and second floor finished areas.
- 12.** Spray textured stippled ceilings throughout, except for Kitchen, dinette, all bathrooms and main floor laundry rooms are to have a smooth painted finish.
- 13.** Swing closet doors to bedroom closets, as per plan.
- 14.** Glass shower door & side panel to master ensuite, as per plan.

GENERAL NOTES:

- 1.** All references to size, measurements, materials, construction styles, trade/brand/industry name or terms may be subject to change or variation within generally accepted industry standards and tolerances. Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result.
- 2.** All references to features are as per applicable plan or elevation and each item may not be applicable to every home. Locations of features and finishes are as per plan or at the Vendor's sole discretion.
- 3.** At features and finishes where Purchaser(s) are given the option to select the style and/or colour shall be from the Vendor's predetermined standard selections.

WARRANTY:

The TARION Program backs Ace Developments Ltd. and all homes include the warranties:

- a)** Free from major structural defects for a period of seven (7) years,
- b)** Free from defects in workmanship or materials for a period of (2) years on electrical, plumbing and heating delivery and distribution systems, all exterior cladding, windows, caulking and doors.
- c)** Free from defects in workmanship and material for a period of one (1) year.

Specifications may change without notice. E. & O. E.